



\$ 169,900



2515 13th St, Moline, IL 61265

- » Beds: 3 | Baths: 2 Full
- » MLS #: QC4251300
- » Single Family | 1,784 ft<sup>2</sup> | Lot: 6,098 ft<sup>2</sup>
- » More Info: [251513thSt.IsForSale.com](https://www.251513thSt.IsForSale.com)



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This charming 1.5-story home in the Stewartville Area of Moline has 3 beds, 2 baths, and 1784 sq ft of comfortable living space. As you enter, an inviting entryway with coat & shoe storage welcomes you. Hardwood floors lead from the living room to the two main floor bedrooms. The spacious eat-in kitchen provides ample cabinet storage options, & adjacent is a charming sunroom, currently being used as a dining area. Upstairs, you'll find the third bedroom, adding versatility to the floor plan. The full, finished basement houses a laundry area, spacious second bathroom, & a generously sized rec room complete with a full built-in bar, perfect for entertaining. Outside, the fenced backyard features two separate patio spaces, a fire pit, a raised garden bed area, & a convenient 1-car garage with alley access. Conveniently located near both Avenue of the Cities and 174. Additionally, the seller is providing a \$475 Core Achora Warranty to the buyer with an accepted offer. Don't miss out on this fantastic opportunity schedule a showing today & make this your new home sweet home!

